
Chapter 21.44 – Transportation and Circulation

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21.44.010 – Purpose

The purposes of this chapter are to promote alternative transportation and to protect public access infrastructure within the Coastal Zone.

21.44.025 – Alternative Transportation

- A. **Site Design.** New development shall incorporate the following alternative transportation design and site characteristics, where feasible:
1. Employment, retail, and entertainment districts and coastal recreational areas should be well served by public transit and easily accessible to pedestrians and bicyclists.
 2. Streets, sidewalks, bicycle paths, and recreational trails (including the Coastal Trail) should be designed and regulated to encourage walking, bicycling, and transit ridership.
 3. Provide connections to existing and proposed bikeways and trail systems.
- B. **Public Water Transportation.** Pedestrian access and waiting areas shall be provided on waterfront sites where public water transportation exists or is anticipated to exist within five (5) years.

21.44.035 – Transportation Demand Management

- A. **Applicability.** The requirements of this section shall apply to all new nonresidential projects, nonresidential portions of mixed-use projects, and employment centers that are estimated to employ two hundred fifty (250) or more persons.
- B. **Transportation Demand Management Program.** Applicants for projects covered by this section shall prepare a transportation demand management program applicable to the proposed project that will:

1. Reduce the number of peak-period vehicle trips generated in association with the proposed project;
2. Promote and encourage the use of alternative transportation modes (e.g., ridesharing, carpools, vanpools, public transit, bicycles and walking); and
3. Provide those facilities that support alternate transportation modes.

B. **Site Development Requirements.** Projects subject to the requirements of this chapter shall be subject to the following site development requirements. Required improvements shall be reviewed and approved by the review authority concurrent with other project approvals.

1. **Carpool Parking.** A parking space shall be reserved and designated for each identified carpool vehicle. Carpool spaces shall only be used by carpool vehicles and shall be located near the employee entrance or at other preferential locations, as approved by the City Traffic Engineer.
2. **Bicycle Racks/Lockers.** Bicycle lockers or bicycle racks, as determined by the review authority, shall be provided for use by employees or tenants. Lockers may be located in a required parking space.
3. **Lockers and Showers.** Showers and lockers shall be required by the review authority based on the total number of anticipated employees.
4. **Information on Transportation Alternatives.** A commuter information area shall be provided in one or more central areas that are accessible to all employees or tenants. Information shall include, but not be limited to, current maps, routes and schedules for public transit; ridesharing match lists; available commuter incentives and ridesharing promotional material supplied by commuter-oriented organizations.
5. **Rideshare Vehicle Loading Area.** A rideshare vehicle loading area shall be designated at a location approved by the City Traffic Engineer based on the total number of anticipated employees.
6. **Vanpool Accessibility.** Vanpool spaces shall be reserved and designated for each identified vanpool in compliance with the approved plan. The spaces shall be located near the employee entrance or other preferential location as approved by the City Traffic Engineer.
7. **Bus Stop Improvements.** Bus stop improvements, including bus pullouts, bus pads, and right-of-way for bus benches and shelters shall be required for developments located along arterials where public transit exists or is anticipated to exist within five years. Improvements shall be developed in consideration of the level of transit ridership and the impact of stopped buses on other traffic.
8. **Sidewalks.** Sidewalks or other paved pathways connecting the external pedestrian circulation system to each building in the development shall be provided.

- C. **Equivalent Facilities or Measures.** The project applicant shall have the option of deleting or modifying any or all of the site development requirements if equivalent facilities or measures are provided. The applicant shall demonstrate the equivalency of the proposed measures to the satisfaction of the applicable review authority.

21.44.045 – Vacations and Abandonments

- A. **Authority.** The City Council shall have the authority to approve, conditionally approve, or disapprove applications to vacate public rights of way and to abandon public service easements.
- B. **Coastal Development Permit Required.** Vacations and abandonments in the coastal zone shall require a coastal development permit.
- C. **Procedure.** Vacations and abandonments shall be processed by filing an application for vacation or abandonment pursuant to Streets and Highways Code Sections 8300 8363.
- D. **Restrictions.**
1. **Conversion to Private Streets.** The conversion of public streets to private streets is prohibited where such a conversion would inhibit public access to and along the shoreline and to beaches, coastal parks, trails, or coastal bluffs.
 2. **Public Street Ends.** No public street end identified as providing public access by the Coastal Land Use Plan shall be vacated unless in association with an approved coastal development permit for project which incorporates within its design a provision for equal or superior coastal access for the public.
 3. **Coastal Access Easements.** No coastal access easement shall be abandoned unless determined by the City Council that the abandonment is consistent with the policies of the Coastal Land Use Plan.
 4. **Water-front Property.** Pursuant to Section 1402 of the City Charter, no public water-front or beach property shall be sold or conveyed other than to the State or to the County for use as a public beach or park.

21.44.055 – Temporary Street Closures

- A. **General.** Temporary closing of portions of any street for celebrations, parades, local special events, and other purposes when necessary for public safety shall be permitted pursuant to Section 21101 of the Vehicle Code.
- B. **West Newport.** Temporarily close certain streets in West Newport for a period of no more than twenty-four (24) hours during the Independence Day holiday shall be permitted when, in the opinion of the Police Chief or his designee, the closure is necessary to protect the public safety. In no event shall any street closure prevent or interfere with the public's access to the beach or bay.